



GRASSROOTS
REALTY GROUP

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413, 324 22 Avenue SW
Calgary, Alberta

MLS # A2238314



\$244,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	1966 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Bright sunny top floor unit on the front side of this quaint 16 unit concrete building. As you enter the well designed space you are welcomed by a spacious private foyer. There is a distinct modern feel with the blend of espresso and stainless steel cabinetry in the kitchen. The layout is perfect with plenty of counter space, cupboards, sit up eating bar and opening window. The large comfortable living room features French doors to the sunny south deck where you can sit and enjoy the tree line. Well located directly across from the bathroom is the large bedroom that easily can accommodate a king size bed. Four piece bathroom offers a vessel style sink and soaker tub for relaxing. In suite laundry features a stacked washer and dryer that are conveniently located in the hallway away from the main living area. Parking stall is at the back of the building and is easy to access. Fantastic location in the heart of Mission only steps to 4th Street restaurants and shops. Close to 17th Avenue and Stampede Grounds.